

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/15-17 Railway Road, Blackburn VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$750,000

### Median sale price

Median price

\$772,000

Property Type

Unit

Suburb

Blackburn

Period - From

09/01/2025

to

08/07/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
3/16 Koroit St, Nunawading Vic	\$710,000	22/02/2025

This Statement of Information was prepared on:

09/07/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

4/15-17 Railway Road, Blackburn VIC 3130



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Property Type: Unit  
Mark Johnstone  
0398941000  
0417 377 916  
mjohnstone@woodards.com.au  
Indicative Selling Price  
\$690,000 - \$750,000  
Median House Price  
Year ending July 2025: \$772,000

## Comparable Properties



3/16 Koroit St, Nunawading Vic

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Price: \$710,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: Unit  
Land Size:

Account - Woodards Blackburn | P: 9894 1000